

PUBLIC PARTICIPATION MEETING COMMENTS

13. Victoria on the River Subdivision (39T-09502/Z-8528)

- Maureen Zunti, Sifton Properties Limited, applicant – expressing support for the recommendations.
- Sandy Levin, 59 Longbow Road - indicating that this is a matter that the Environmental and Ecological Planning Advisory Committee (EEPAC) has brought before the Planning and Environment Committee on other similar subdivisions; pointing out that what you see in the staff report on pages 8 and 9, the Meadowlily Environmentally Significant Area, both to the west and to the east, along the River and, certainly, in the subdivision, in the Conditions, there will be fencing along the lots on the west side but to the east there is an ongoing application for a plan of subdivision and a stormwater management facility that the EEPAC has reviewed; pointing out that you have environmentally significant land that is still in private ownership without a Conservation Master Plan so you are adding people to an area that does not have the management of the area nor the trail planning of the area and the challenge is that it is really a gap in the planning regime of how to deal with situations like that proactively rather than reactively because there are already uses that you would not want to see happening in, particularly, the area to the east along the River that was identified during the Environmental Impact Statement and the Environmental Assessment for the storm and the subdivision; indicating that this is a new project, really; enquiring as to how the City can, if at all, deal with those kinds of situations where you have development preceding the opportunity for municipal ownership and management of the environmentally significant features, which you want to protect; and, indicating that he does not know if staff have the opportunity, in the short or long term, to deal with that policy gap.